

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 1917 Fresnos St. Mercedes, Texas

FUNDING YEAR: HOME 2020

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since July 2017 and has met all of the program requirements for assistance under the Owner-Occupied Housing Rehabilitation Program. The following is a profile of the project

Juana Reyes	Family of one (1)	
CW#85-22-02	Does applicant meet	
	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone X
	Insurance:	N/A
	Structures:	1
	Taxes:	current
	Assets & Deposits:	N/A
	Debt to Income Ratio:	N/A
	Payback	No - Deferred Loan- Elderly
	Number of Bedrooms:	2
	Square Feet:	1261
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 34,100.00
	Deferred Loan-Elderly	

Existing Dwelling: 4 bedrooms frame home, built in 1975

RECOMMENDATION:

The UCP Staff recommends approval for assistance under the Owner-Occupied Housing Rehabilitation Program by the County Commissioner's Court.

INITIAL HOME INSPECTION

Date: 10/22/2021

City: Mercedes, TX

If County Wide, Precinct #: 1

Name of Applicant: Juana Reyes

Inspector: Adrian Perez

Address: 1917 Fresno St.

Year House was built: 1975

EXTERIOR

1. **Foundation Condition:** Good [] Repair [] Replace [X]
Foundation Type: Piers [] Concrete []
Is the foundation sound and free from hazards?

Notes: Foundation beams/piers cracked in a few areas around the home; floor joist are sagging and weak in several areas of the home.

Dimension

Estimated Cost: \$3,500

2. **Exterior Walls:** Good [] Repair [] Replace [X]
Are the exterior surfaces sound and free from hazards?

Notes: Old, broken, cracked, discolored with faded and chipped paint around entire home.

Dimensions

Estimated Cost: \$4,000

3. **Windows:** Good [] Repair [] Replace [X]

Notes: All windows old did not open and close properly some have ripped screens; some are cracked and broken covered with boards

Qty. 13

Estimated Cost: \$2,500

4. **Doors:** Good [] Repair [] Replace [X]

Notes: Front and rear doors did not open and close properly due to old and damaged door frames; all other interior doors are old and in poor shape with missing door knobs, cracks and missing and damaged door frames throughout home

Qty. 8

Estimated Cost: \$1,500

5. **Overhang / Trim:** Good [] Repair [] Replace [X]

Notes: Old, cracked, missing, discolored, faded and chipped paint on trim observed throughout the entire home.

Dimension

Estimated Cost: \$1,500

- 6. **Roof:** Good Repair Replace
- Front Porch Roof Good Repair Replace
- Rear Porch Roof Good Repair Replace

Is the roof sound and free from hazards?

Notes: The roof appears to be very old and in poor shape; the majority of home does not have shingles only roof covering.

Dimension

Estimated Cost: \$4,000

7. **Other Exterior Structural Observations (stairs, rails, ramps, etc.):**

Notes: Front ramp, steps, and rails very old, discolored with faded and chipped paint need to be replaced.

Estimated Cost: \$1,500

- 8. **Sewer Connected to City Main Line**
- Yard Line:** Good Repair Replace

Notes: Sewer is currently connected to city main line and is working as intended.

Dimension

Estimated Cost

- 9. **Septic Tank:** N/A Good Repair Replace
- Sewage Connected to Septic System**
- # of years with current Septic System:**

Is plumbing free from sewer back up? Yes

- Yard Line & Drain Field:** N/A Good Repair Replace

Notes:

Estimated Cost \$

- 10. **Water Line:** Good Repair Replace

Notes: Water lines appear old and need to be replaced; moderate water pressure observed in time of inspection

Estimated Cost: \$1,000

- 11. **Gas Line:** Good Repair Replace
- LP Gas Line & Tank to Code** Relocate Replace

Notes: The propane tank is located on side of home, and plumbing of tank is not to code.

Estimated Cost: \$1,500

12. **Other observations about all Exterior Plumbing / Drains / Sewer:**

Notes: Plumbing is exposed throughout the entire home

Estimated Cost: \$1,500

13. **Electrical Lines:** Good [] Repair [] Replace []

Electrical Hazards – is the exterior of unit free from electrical hazards?

Yes [] No [X]

Location(s): There are exposed electrical lines throughout exterior of the home

Notes: Electrical hazard

Estimated Cost: \$2,500

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire home needs to be replaced; several areas of home with missing floor coverings exposing plywood decking.

Describe Specific Floor **Problem Areas**: Entire home

Is Floor Repairable Yes [] No [X]

Notes:

Dimensions Estimated Cost: \$3,000

15. Condition of **Kitchen Cabinets:** Good [] Repair [] Replace [X]

Notes: Kitchen lacks any countertops and cabinets; very little room to store anything in kitchen; very old and damaged cabinets.

Dimension Estimated Cost: \$2,500

16. **Ceiling Coverings:** Good [] Repair [] Replace [X]

Notes: Several areas in home ceilings have holes, cracks, missing ceiling pieces, discoloration along with patched up areas throughout the home.

Dimension

Estimated Cost: \$2,500

17. **Wall Coverings:** Good [] Repair [] Replace [X]
 Interior Trim Good [] Repair [] Replace [X]
 Interior Finish (Wall Texture) Good [] Repair [] Replace [X]

Notes: The wall coverings are damaged; several areas in home of holes, cracks, discoloration, written on with several rooms having little to no paint on the walls.

Dimension

Estimated Cost: \$3,500

18. **Water Heater:** Good [] Repair [] Replace [X]

Is hot water heater located and equipped in a safe manner and free of hazards?

Notes: The water heater appears old and there are signs of corrosion due elements of the weather.

Estimated Cost: \$800

- Plumbing:** Good [] Repair [] Replace [X]
 Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?

Notes: Plumbing is very old in kitchen and restrooms drainage pipes not sealed correctly; shower and kitchen fixtures old and in poor shape.

Estimated Cost: \$1,000

19. **Insulation:** Good [] Repair [X] Replace []

Are the attic and walls appropriately insulated for regional conditions?

Notes: No signs of insulation in some areas, areas with holes in ceiling appear to be missing insulation.

Dimension

Estimated Cost: \$1,500

20. **Lead Base Paint Assessment** Required [] Not Required [X]

Estimated Cost

21. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin?

Yes [] No [X]

Notes: Spiders observed in time of inspection;

Estimated Cost: \$1,000

22. **Electrical Hazards** – are the rooms free from electrical hazards?

Yes [] No [X]

Location(s): Kitchen

Notes: Old, missing outlets and switch covers were observed throughout entire home; entire home needs to be rewired; several areas in home with extension cords to supply electricity.

Dimension

Estimated Cost: \$2,500

23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Recommend demolition and reconstruction due to repairs exceeding over 50% of the value of dwelling and will be triggering policy for Reconstruction.**

- Note - If more room is needed, attach additional sheet.

Total Rehab Estimated Cost \$40,800

Current Value of Structure \$20,071


Inspector

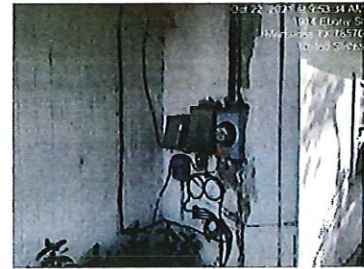
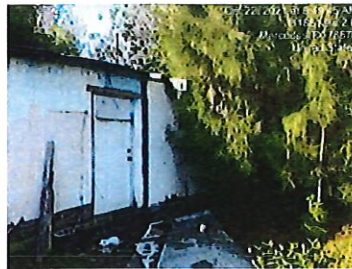
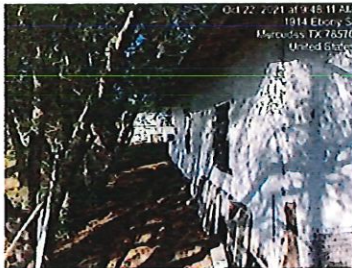
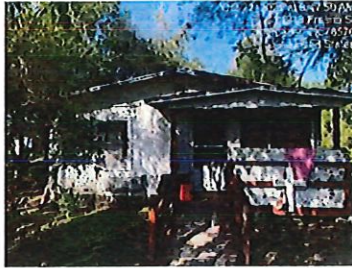

Division Director Approval

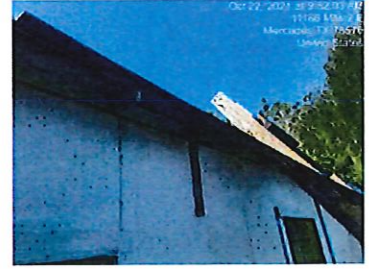
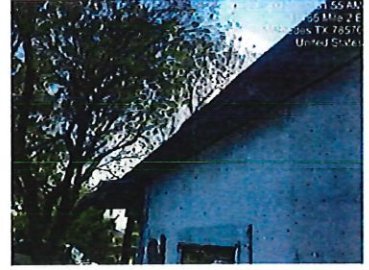
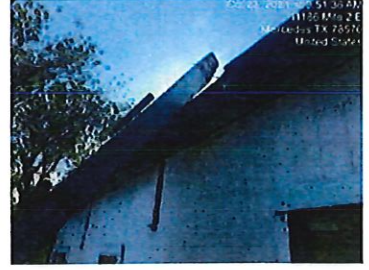
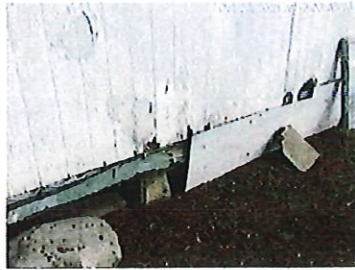
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Date

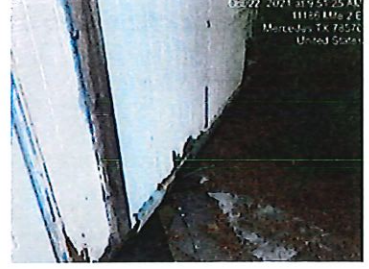
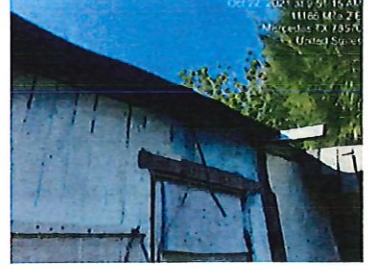
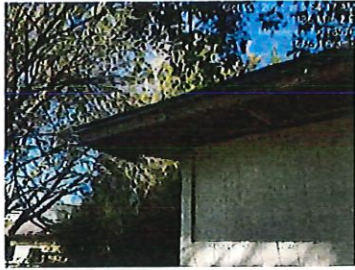
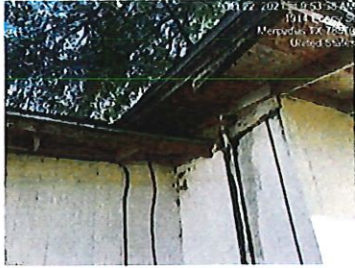
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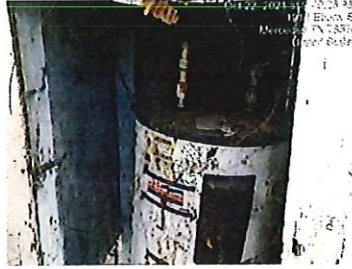
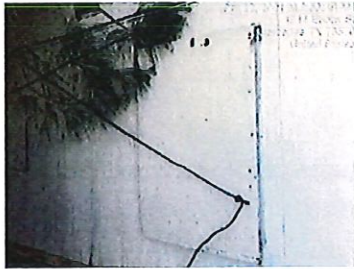
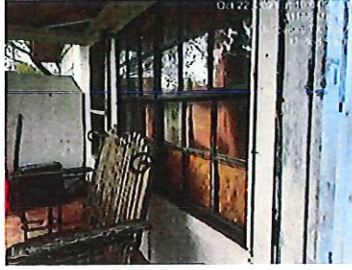
1917 FRESNO ST.
MERCEDES, TX-10/22/21
INITIAL INSPECTION PICS

EXTERIOR PICTURES

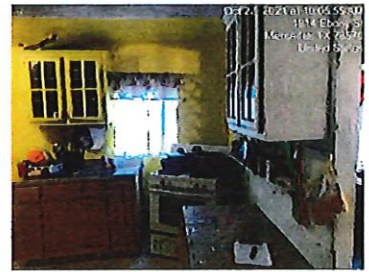
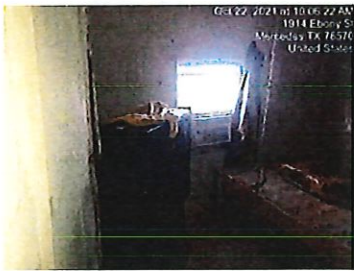
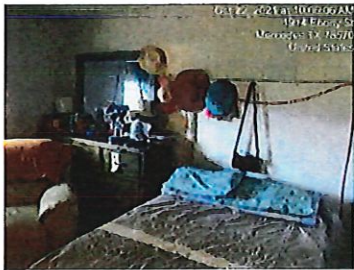
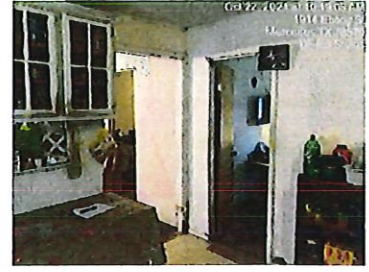
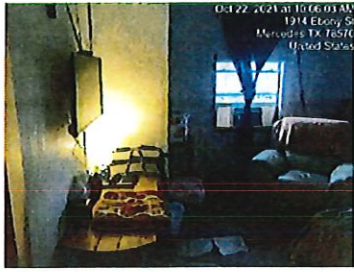


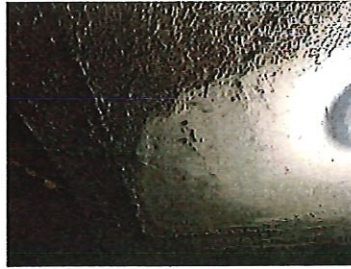
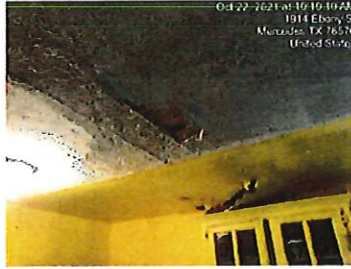
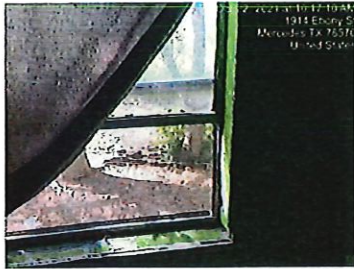
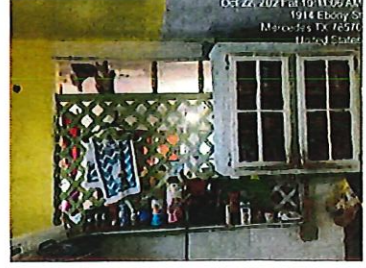
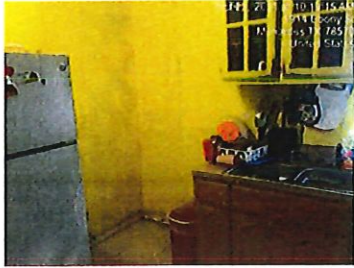


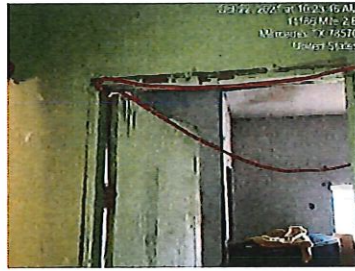
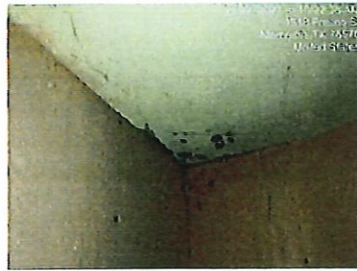
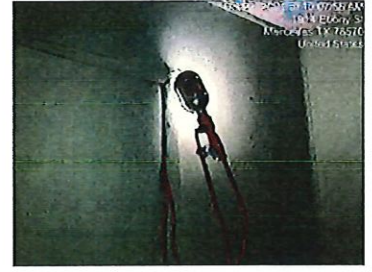
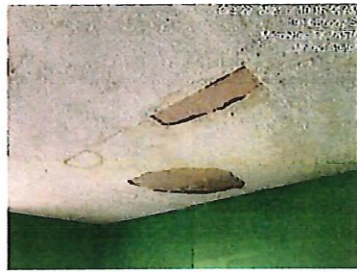
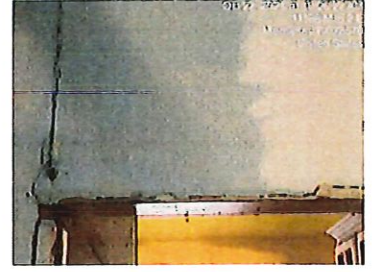
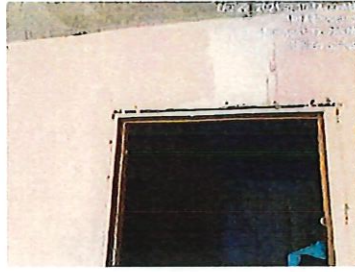
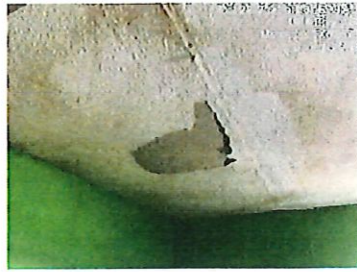


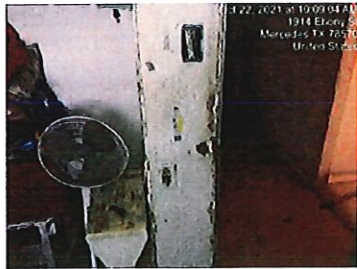
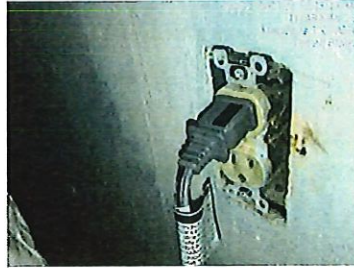
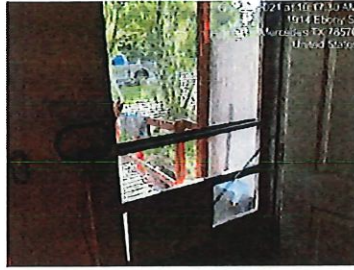


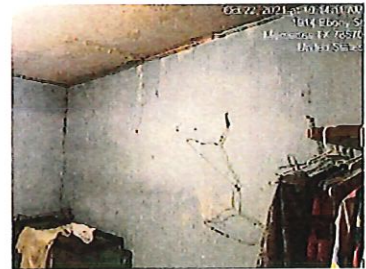
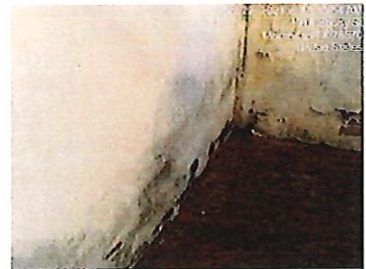
INTERIOR PICTURES

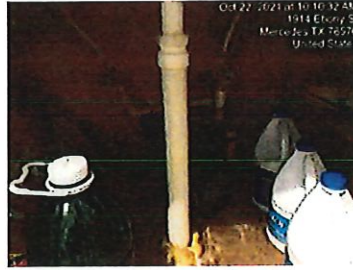
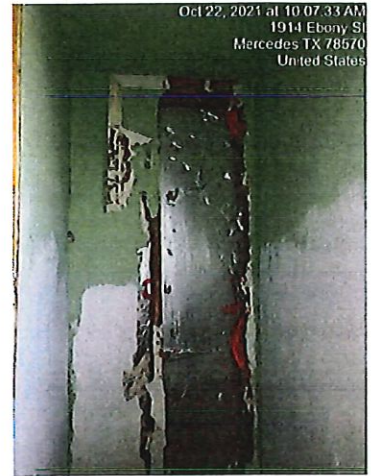
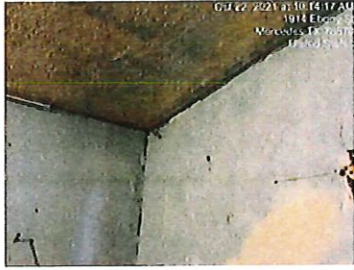












SITE LOCATION MAPS

1917 FRESNO ST./OLD REBEL HEIGHTS BLK 2 LOT 5 MERCEDES, TX 78570-2549

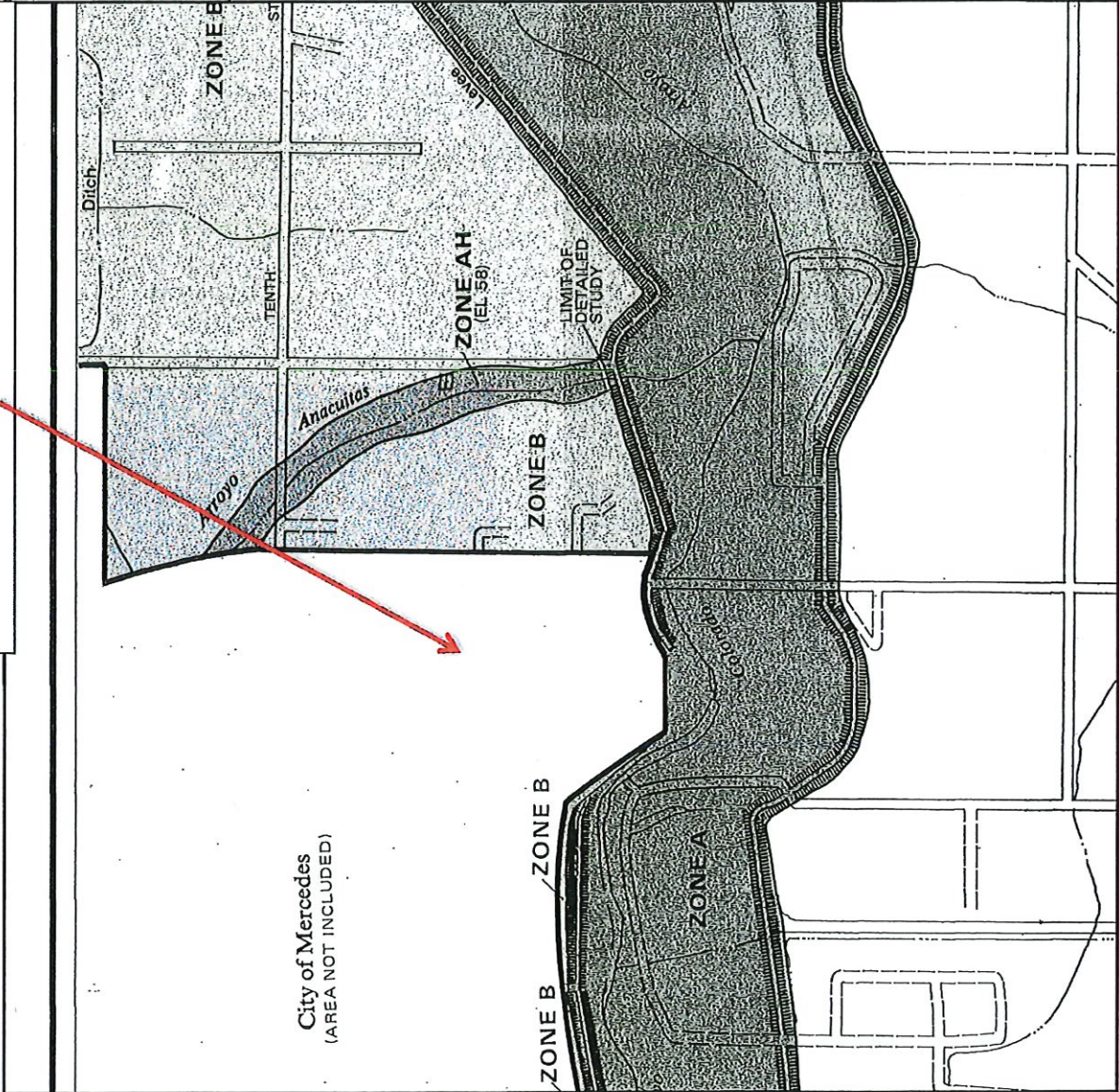


SUBJECT PROPERTY

Property ID	Options	Geo ID	Owner ID	Owner Name	Legal Description	Site Address	Doing Business As	Appraised Value	Address 1
250884		02445-00-002-0005-00	622330	REYES JUANA & JUAN D	OLD REBEL HEIGHTS BLK 2 LOT 5	1917 FRESNO ST TX	Null	\$30,269.00	Null

30m
Scale

1917 FRESNO ST- FLOOD ZONE X



For more information, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620, or (800) 424-8872.



APPROXIMATE SCALE
0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981



federal emergency management agency
federal insurance administration

This is an official FIRMets showing a portion of the above-referenced flood map created from the MSC FIRMets Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on this block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Update Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://www.fema.gov>.